

# 20340

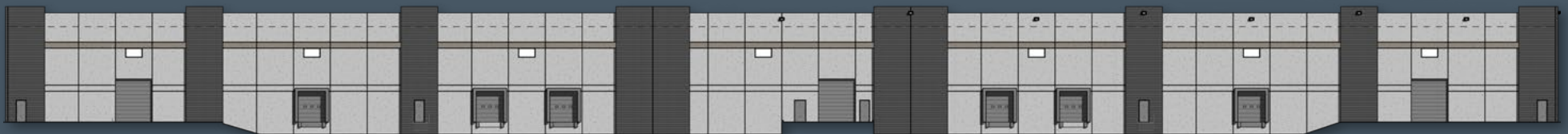
## GRASSY BRANCH



WALLS ARE VERTICAL



NORTH ELEVATION



SOUTH ELEVATION

[WWW.20340GRASSYBRANCH.COM](http://WWW.20340GRASSYBRANCH.COM)

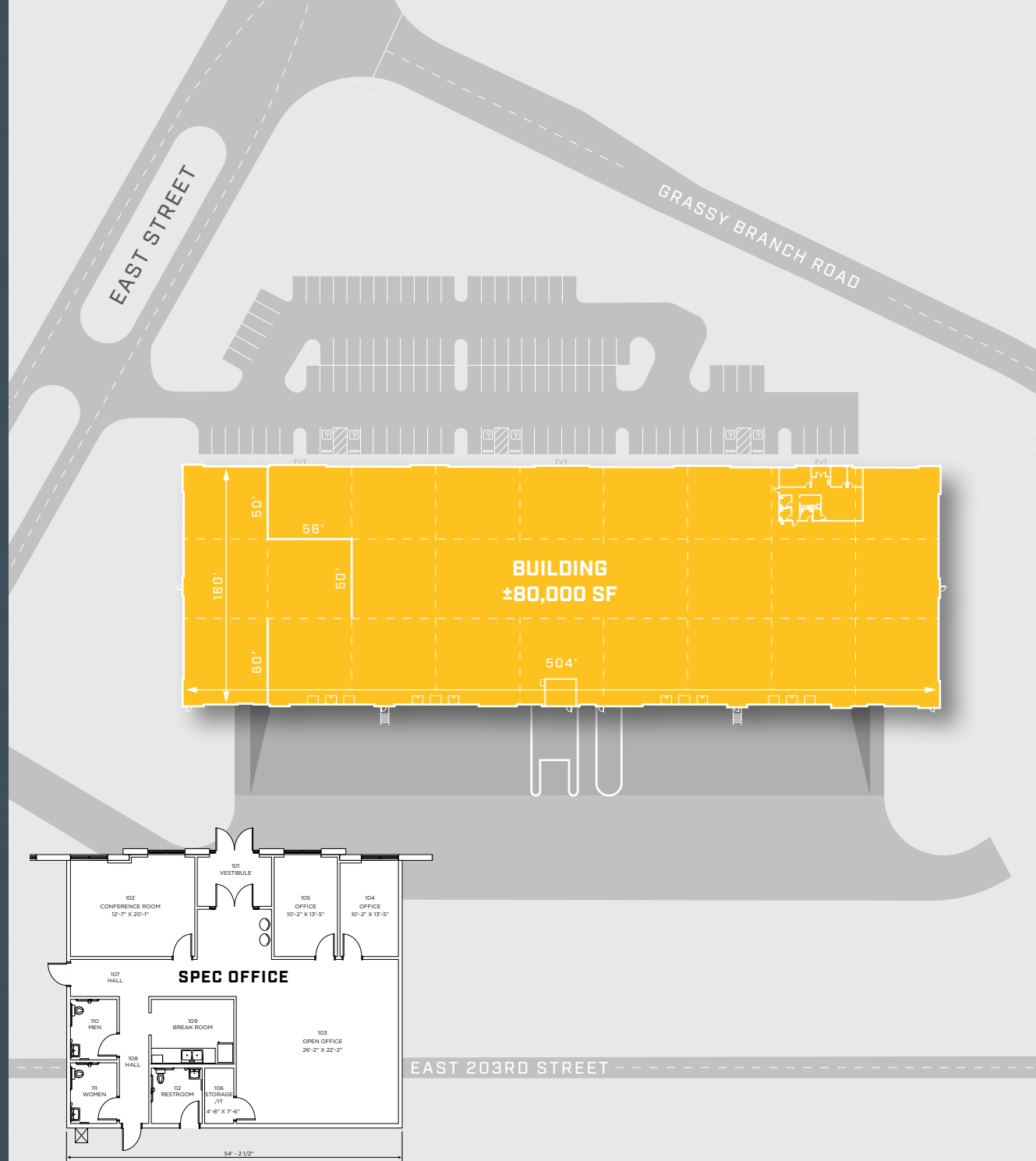
±80,000 SF DIVISIBLE TO ±26,000 SF

20340 GRASSY BRANCH RD, WESTFIELD, IN 46074



# BUILDING HIGHLIGHTS

Building Size	±80,000 SF
Divisible to	±26,000 SF
Site Size	8.92 Acres
Parking Spaces	±116
Drive-in Doors	3 (12' x 14')
Dock Doors	6 (7'x8') Mechanical Levelers with 9' x 10' Dock Seals, Lights and Dock Bumpers (Additional Docks Can be Added)
Clear Height	28'
Truck Court	130'
Building Dimensions	±504' Wide x 160' Deep
Floor	6" Slab - 4,000PSI Unreinforced in the First Two Bays, WWF Reinforcing in the Speed Bays
Power	800 Amps at 480 Volts Expandable to 1,200 Amps
Estimated Availability	June/July 2026



# AREA AMENITIES

32

Restaurants

9

Recreation

6

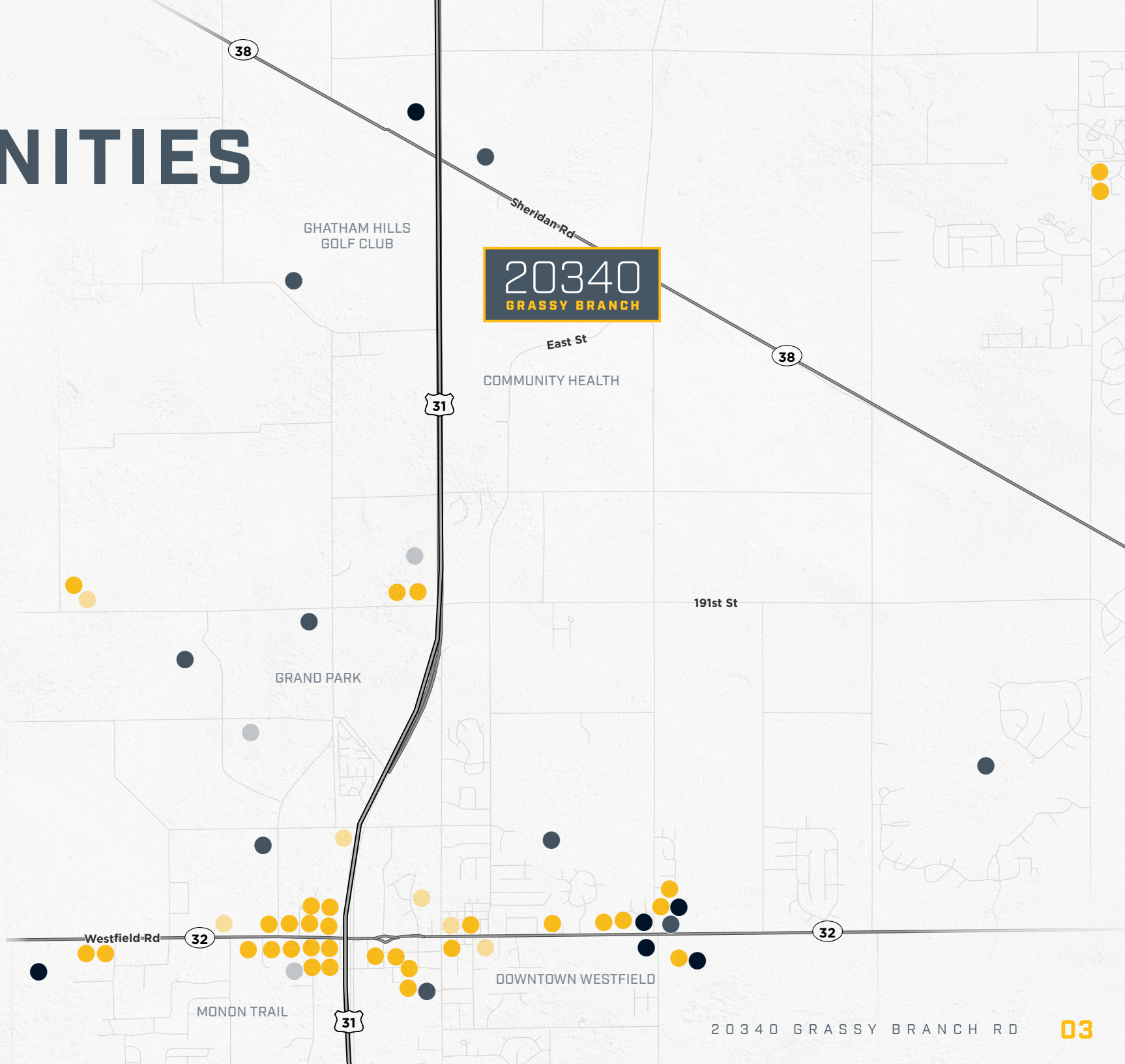
Retail

6

Entertainment

3

Hotels



# REGIONAL DRIVE TIMES

**#1 IN PASS**  
through highways

**DOWNTOWN INDIANAPOLIS**  
30 minutes

**80% OF THE US POPULATION**  
**LIVES WITHIN 650 MILES**  
(1 day trucking distance)

## DISTANCES

**DETROIT**  
4 H 30 MIN

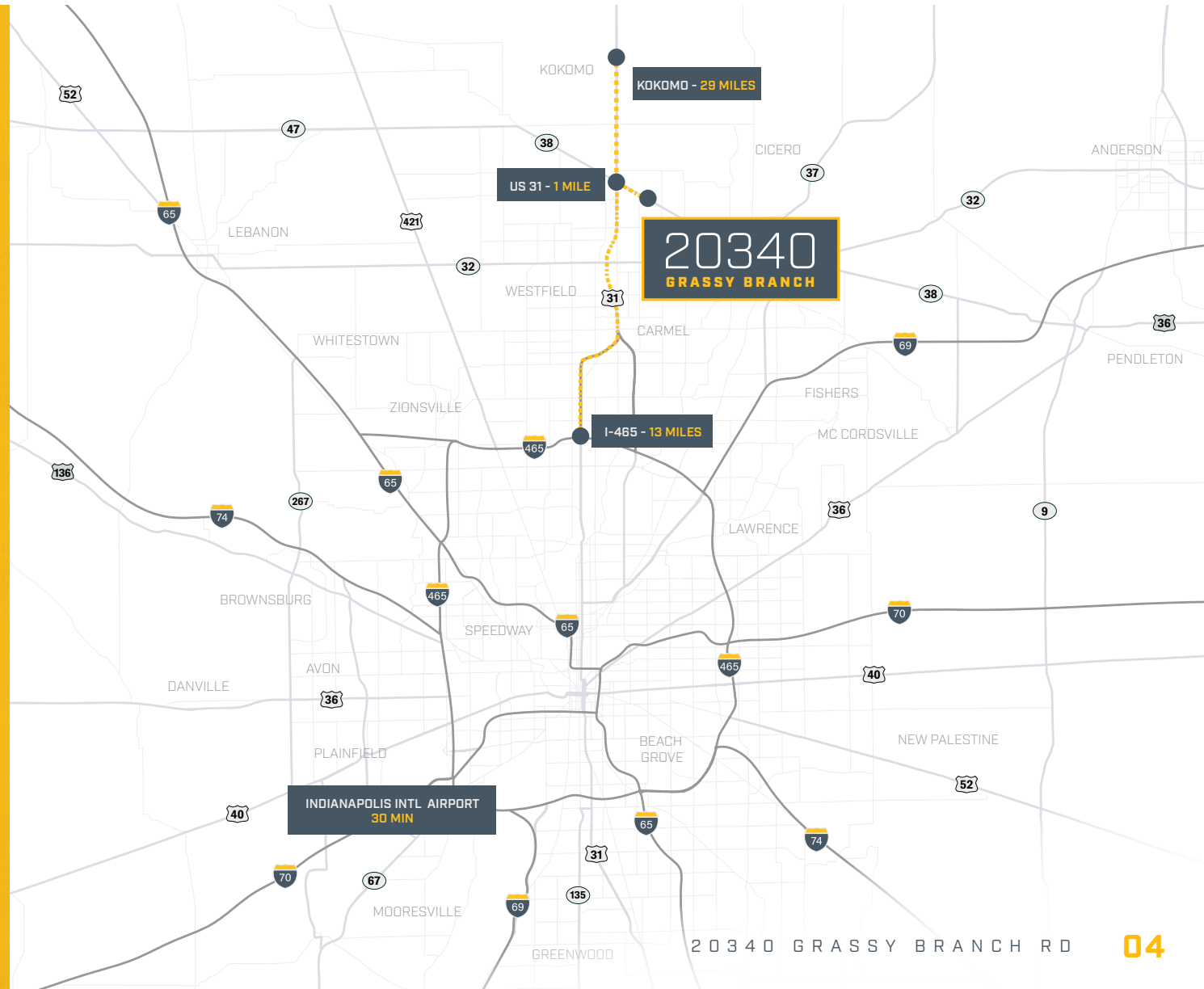
**ST. LOUIS**  
3 H 45 MIN

**CHICAGO**  
2 H 45 MIN

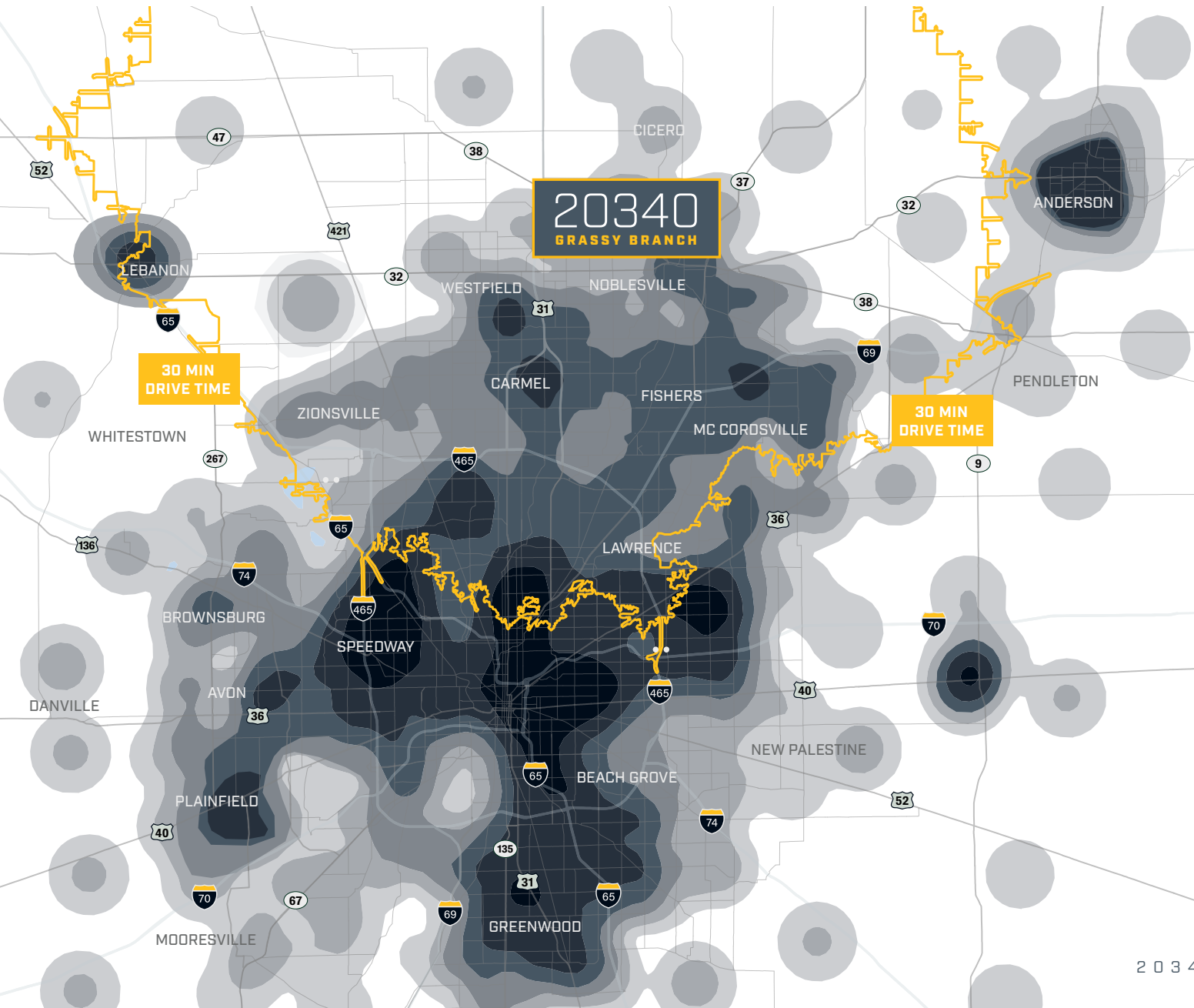
**COLUMBUS**  
2 H 30 MIN

**LOUISVILLE**  
1 H 45 MIN

**CINCINNATI**  
1 H 45 MIN



# SKILLED WORKFORCE



## BLUE COLLAR POPULATION DENSITY



## DEMOGRAPHICS WITHIN 40 MIN DRIVE TIME

**132,862**  
BLUE COLLAR EMPLOYEES

**4.2%**  
UNEMPLOYMENT RATE

**\$82,057**  
MEDIAN HH INCOME

**80.8%**  
HIGH SCHOOL EDUCATED

**76.9%**  
COLLEGE EDUCATED

**FOR MORE INFORMATION,  
PLEASE CONTACT**

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## GRASSY BRANCH

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